

**Town-Owned Property Management Board  
Georgetown, Maine  
Minutes of Meeting—July 7, 2009**

The Town-Owned Property Management Board (“TOPMB” or the “Board”) met at the Town Office at 4:00 pm. Board members present were: Myrick Freeman, Chairman, Bruce Blessington, and Bronwen Tudor. Others present were: Charlie Collins liaison from the Board of Selectmen; and Elaine Todd Trench, lessor of Todd’s Landing who attended that portion of the meeting dealing with Todd’s Landing.

Mr. Freeman called the meeting to order at 4:00 pm. Upon a motion duly made and seconded, the Board approved the minutes of June 16, 2009. Mr. Freeman presented an invoice from Hamilton Marine in the amount of \$573.36 for bumpers on the recreational floats at the Town Wharf. It was moved, seconded, and voted to approve the bill for payment.

Mr. Freeman reported that Bruce Plourde has completed structural repairs to the Love Nest. However, due to inclement weather, even though the siding was pre-stained, the painting is not complete. Mr. Freeman noted that Jim Johnston has expressed dissatisfaction with work on the lobster building and it was agreed that the entire job should be thoroughly inspected before any invoices are paid.

Mr. Freeman welcomed Elaine Todd Trench who joined the meeting to discuss drafts of two documents presented by Mr. Freeman: “Rules Governing Use of Todd’s Landing” and a “Proposed Sign for Todd’s Landing”. After considerable discussion, minor adjustments were made in the wording of the rules to make them clearer. The sign wording was altered to reflect these changes, and two lines were added to encourage the public to use and to respect the property and to give contact information for the TOPMB. It was moved, seconded and voted unanimously to adopt the two documents as amended. (The final versions are attached.) Mr. Freeman will contact Sunshine Signs to get a price for fabricating the sign. Mr. Blessington noted it should be of sturdy construction, well-anchored, and high enough to discourage vandalism. Mr. Collins suggested contacting Fournier Steel in West Bath for advice.

Wording for a historical plaque to identify Todd’s Landing as the site of the former Berry Shipyard was proposed by Mr. Freeman, endorsed by Ms. Trench, and unanimously approved by the Board.

Mr. Freeman reported on his recent correspondence with Skip Stinson who is representing the Sheepscot Island Company. Although they have no plans to use Todd’s Landing in the immediate future, they have requested permission to retain that option until their new ramp is completed on Samuel Crosby’s property at Gott’s Cove about the first of August at which time they will undertake repairs to Todd’s Landing as previously agreed. It was moved, seconded, and unanimously voted that SICO be permitted to use Todd’s Landing until the Gott’s Cove ramp is completed, but in no case later than 31 August. Mr. Freeman will notify Sheepscot Island Company of the decision in writing and will further stipulate that the Board expects them to undertake a full, complete, and workmanlike restoration of the ramp.

Jonathan Taggart, a frequent user of Todd's Landing contacted Mr. Freeman to say he has taken readings of the current ramp slope and calculates it may take 30 yards or more of new material to restore it. He has indicated a desire to be present when the work is done. Mr. Collins noted that not all of the erosion can be attributed to the SICO barge and that the TOPMB is responsible for any additional measures required to maintain the ramp.

Mr. Freeman presented a final issue concerning commercial use of Todd's Landing under the new rules. Kennebec Marine Services has been using the site to launch a small barge when servicing moorings on McMahon Island or the Sheepscot side of Georgetown. This is neither a resident-owned vessel, nor a commercial fishing vessel, but it does provide an important service to Georgetown residents and at times to the Harbor Master. After some discussion, it was agreed that under the terms of the lease, the Board has the discretion to approve, on a case by case basis, uses such as this which, while not addressed in the rules, provide a necessary service to both recreational boaters and commercial fishermen in Georgetown. It was moved, seconded, and voted to allow KMS to continue using Todd's Landing as long as they obey the pertinent parking regulations and other rules of use.

Mr. Blessington presented a revised Heads of Lease Agreement for the Town Wharf. He will draft and circulate to the Board a letter inviting the current lessee to an Executive Session to review the proposed lease. There was general discussion of the need to establish a clear and transparent process when the lease is put out to bid, and to provide a well-advertised application structure that ensures comparable bids based on identical and quantifiable criteria.

Mr. Freeman noted that recent heavy rains have created large potholes in the parking area at the wharf. It being determined that filling them in would not be covered by Town road maintenance funds, Mr. Collins was invited to quote a price for the work. Mr. Freeman will also request a quote from Dale Savoie.

Mr. Freeman reported that, as part of his review of outstanding leases under TOPMB jurisdiction, he has determined no lease is in effect for the Sheepscot Boat Yard sign at the wharf. There is no lease on file within the last five years, the Town Treasurer has not been able to identify a lease payment in the records she has reviewed, and the lessee does not know what the annual fee was in the past. Mr. Freeman proposes, therefore, to invite Carroll Plummer to the next TOPMB meeting to discuss fair terms for such a lease.

Mr. Blessington handed out a status report on commercial users and fees collected to date for 2009. He will determine who's using the recreational tie-ups this year and who's not.

Discussion of wharf repairs for FY 2009-10, preparing a scope of work document and advertising for bids will be on the agenda in early fall.

There being no further business before the Board, the meeting was adjourned at 6:00 pm.

Respectfully submitted,  
Bronwen Tudor, Secretary